

JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE DIVISION OF
CITY PLANNING



ROBERT D. COTTER, PP, AICP
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR
ANTHONY CRUZ, DIRECTOR

August 20, 2015

Ms. Mayda Arrue
THE JERSEY JOURNAL
One Harmon Meadow Plaza
Secaucus, NJ 07094

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Tuesday, August 25th, 2015 edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City
Department of Housing & Economic Development
30 Montgomery Street, 14th Floor, Suite 1400
Jersey City NJ 07302

Attn: Liquan Narine

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Matt Ward,
Secretary, Jersey City Planning Board
Division of City Planning

Mayor's Office
Director, HEDC File

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of August 18th, 2015.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
 - A. Case: P12-040.1 Preliminary and Final Major Site Plan Administrative Amendment
Applicant: 70-90 Columbus Holdings co, LLC
Attorney: Charles J. Harrington, III, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 70-90 C. Columbus Drive
Block: 13003 Lots: 1, C3.70, C3.80, C3.90 and 2
Zone: Exchange Place North Redevelopment Area
Description: Elevation, sidewalk, and First floor building changes as a result of the new Base Flood elevation level and minor building design adjustments.
Decision: Approved with conditions.
 - B. Case: P14-053 Preliminary and Final Major Site Plan Administrative Amendment
Applicant: KRE 500 Manila Associates LLC
Attorney: Edward Boccher
Review Planner: Jeff Wenger
Address: 500 Manila Ave / 409 Marin Blvd.
Block: 10102 Lot: 1
Zone: Block 10102 Redevelopment Plan
Description: Alterations to site plan, landscaping and lighting.
Decision: Approved.
 - C. Case: P14-052 Minor Subdivision Approval Extension
Applicant: KRE 500 Manila Associates LLC
Attorney: Edward Boccher
Review Planner: Jeff Wenger
Address: 500 Manila Ave / 409 Marin Blvd.
Block: 10102 Lot: 1
Zone: Block 10102 Redevelopment Plan
Description: Extension of approval granted October 21, 2014
Decision: Approved.
7. New Business:
8. Case: P15-041 Minor Site Plan with Variances
Applicant: Drew Fletcher
Attorney: Rita McKenna, Esq.
Review Planner: Matt Ward
Address: 245-247 York Street
Block: 14106 Lot: 13 & 14
Zone: Van Vorst Park Historic
Description: Gut renovation and restoration of an existing townhouse and residential addition over existing one-story garage.
Variance: Expansion of a non-conforming structure.
Decision: Approved with conditions.
9. Case: P15-044 Minor Subdivision with "c" Variances
Applicant: Jeni L. Branum
Attorney: Eugene O'Connell
Review Planner: Matt Ward, AICP
Address: 409-411 Fairmount Avenue
Block: 16301 Lot: 24
Zone: R-1 One and Two Family Residential
Description: Subdivision of one lot into two lots
Variances: Front yard setback, minimum side yard, minimum rear yard, maximum lot coverage
Decision: Approved with conditions.
10. Case: P15-038 Minor Subdivision with Variances
Applicant: Daxa P. Pramod
Attorney: Robert P Weinberg
Review Planner: Matt Ward, AICP
Address: 498-500 Liberty Avenue
Block: 1203 Lot: 9
Zone: R-1 One and Two Family Residential
Description: Subdivision of one lot into two lots
Variances: Lot width
Carried to September 1, 2015 regular meeting with preservation of notices.
11. Case: P09-005.1 Amended Preliminary and Final Major Site Plan
Applicant: 837 Jersey Avenue LLC
Attorney: George Garcia
Review Planner: Jeff Wenger
Address: 837 Jersey Avenue
Block: 6006 Lot: 2
Zone: Jersey Avenue Park Redevelopment Plan
Description: Alterations to site plan, minor facade changes.
Carried to September 1, 2015 regular meeting.

12. Case: P15-018 Minor Site Plan Signage/Deviations
Applicant: MCFEF Warren, LLC
Attorney: Peter M. Flannery, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 110 Morgan Street fka 335-341 Washington St
Block: 11611 Lot: 1.01
Zone: Powerhouse Arts District Redevelopment Plan
Description: Signage for the Historic Warehouse residential adaptive re-use building
Deviations: Exceeding the permitted number of Signs, Exceeding the permitted Sign area and proposing illumination when none is permitted
Decision: Approved with conditions of HPC
3. Case: P15-063 Minor Site Plan - Interim Banner Signage
Applicant: PKG Associates, LLC c/o The Applied MGM
Attorney: Charles Harrington, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 66 C. Columbus Drive
Block: 13003 Lots: 1, C0002
Zone: Exchange Place North Redevelopment Plan
Description: 6 month Banner
Decision: Approved with conditions for a period of one(1) year.
14. Case: P15-045 Preliminary & Final Major Site Plan
Applicant: 1 Edward Hart Rd., LLC
Attorney: Charles Harrington, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: Block: 24304 Lot: 6
Zone: Liberty Harbor Redevelopment Plan
Description: Rehabilitation of an existing light industrial building for a restaurant/bar with bowling alley and micro-brewery.
Decision: Approved with conditions.
15. Memorialized the following resolutions available for review at the Division of City Planning at 30 Montgomery Street, Suite 1400, 14th floor, JC, NJ.
1. Resolution of the Planning Board of the City of Jersey City Approving Administrative Amendments to Final Major Site Plan # P13-084 Phase I submitted by LHN Owner Urban Renewal, LLC FKA LHN Owner, LLC (155 Marin Blvd, aka 33 Park Ave; Morris Blvd; Marin Blvd and 130 Marin Blvd. – Block 15901, Lot 17, Sub-Condominium Unit 1.1).
 2. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision # P 15-056 submitted by Newport Associates Development Co.(Block # 7302 Lot # 4,6 and 22 into lots: 4.01, 6.01, 6.02 and 22.01)
 3. Resolution of the Planning Board of the City of Jersey City Approving Amended Preliminary & Final Site Plan # P07-017.1 submitted by Newport Associates Development Co. (15-25 14th Street Block: 7302; Lots; 5, 6.01, 6.02 and 22.01)
 4. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan Approval for Interim Use Banner for one(1) year # P15-048 submitted by Brian Minus (520 Ocean Avenue).
 5. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan # P15-040 with “c” variances submitted by 720-726 Bergen Ave, LLC (720-726 Bergen Avenue)
 6. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with Deviations # P15-030 submitted by 456 Grand Realty, LLC (460 Grand Street)
 7. Resolution of the Planning Board of the City of Jersey City Approving the New Vacant Buildings Study Area Report, declaring the Area “In Need of Redevelopment” and recommending Adoption by the City Council.
 8. Resolution of the Planning Board of the City of Jersey City Approving an Amendment to the Vacant Buildings Redevelopment Plan in accordance with the Approval of the new Vacant Buildings Study Area Report and recommending Adoption by the City Council.
16. Executive Session, as needed, to discuss litigation, personnel or other matters
17. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD